

**COMMISSION OF ARCHITECTURAL REVIEW
STAFF REPORT
May 22, 2018, Meeting**

12. **COA-034906-2018** (J. Heeralall)

**2113 Cedar Street
Union Hill Old and Historic District**

Project Description: Construct a new, 2-story single family dwelling.

Staff Contact: K. Chen

Proposal: The applicant requests approval for the construction of a new detached single-family house on vacant lots in the Union Hill Old and Historic District. The dwelling has a 3-bay façade and a full façade front porch set on brick piers with turned posts, a hipped-roof covered with black EPDM, and Richmond rail. The façade has a decorative cornice and a rear sloping shed roof. The rear of the dwelling is visible from a public alley and has an inset porch on the first story at the southeast corner. The dwelling will have 2/2 or 1/1 wood windows (drawings differ from written description) and fiber cement siding.

Surrounding Context: The proposed new construction will be located on the south side of Cedar Street on a combined between two historic houses. The house to the west is a 2-story, 3-bay, frame building with a full façade porch and false mansard roof. The house to the east and west are ca. 1860 2-story, 3-bay, frame-dwellings with entry porticoes or full façade porches, box cornices, shallow gable-roofs and all are set on raised brick foundations. The houses are set at angles to the street with a variety of setbacks and retaining walls of varying heights at the sidewalk.

Previous Reviews: On March 27, 2018, the Commission conceptual reviewed the applicant's request to construct a single family home on the subject lot. The Commission was generally supportive of the massing and scale of the structure but requested additional details for the cornice and cautioned against a wide gap between the head of the windows and the lower edge of the cornice.

The applicant provided details and a dimensions façade drawing in response to the Commission's comments.

Staff recommends approval of the project with conditions. Staff finds the proposed project responded to the Commission's concerns and is a building form compatible with the historic and new structures in the district and on the subject block.

- Siding be smooth and unbeaded and color submitted to staff for administrative approval
- Windows be wood 1/1 sash
- All exposed treated wood material should be painted or opaquely stained
- The height of the retaining wall should not be increased and there should not be a brick row lock cap.

It is the assessment of staff that, with the acceptance of the stated conditions, the application is consistent with the Standards for New Construction outlined in Section 30.930.7(c) of the City Code, as well as with the *Richmond Old and Historic Districts Handbook and Design Review Guidelines*, specifically the pages cited above, adopted by the Commission for review of Certificates of Appropriateness under the same section of code.